



Flat 19, Cleevemont, Evesham Road,  
Cheltenham, Glos. GL52 3JT.



Guide Price: £275,000

**Description:** This spacious, three double bedroom, fourth-floor apartment is just moments away from Cheltenham Racecourse and Pittville Park, and a fifteen minute walk to the town centre. The impressive, large living room overlooks the front of the landscaped grounds. There is a bathroom as well as a separate shower room and cloakroom and, with three built-in storage cupboards in the hallway, there is plentiful storage space. There is also an en-bloc garage belonging to the property.

**Directions:** From Cheltenham town centre, head north on Portland Street. At the traffic lights continue straight over on to Evesham Road for 1 mile, and Cleevemont is on your left.

**Room Dimensions:**

**Hallway:** 12.0m x 1.1m

**Sitting/Dining Room:** 6.8m x 4.6m

**Kitchen:** 3.9m x 2.2m

**Bedroom 1:** 3.6m x 3.6m

**Bedroom 2:** 3.6m x 3.3m

**Bedroom 3:** 3.6m x 2.7m

**Bathroom:** 2.4m x 2.1m







**Tenure:** Leasehold. The lease is 999 years from March 1968.

The owner has advised that the current service charge level is £141.00 per month, which includes gas central heating and incoming water rates.

### **Viewing:**

#### **Agents Note**

For the avoidance of doubt, we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. We have not carried out a detailed survey, not tested the services, appliances and specific fittings whether or not referred to in these particulars. Room sizes, which have been given in both metric and imperial measure, should not be relied on for the purposes of architectural alteration or the ordering of furniture, fitments, carpets, furnishings or any other measurable item. None of the statements contained in these particulars are to be relied upon as statements of representation of fact.

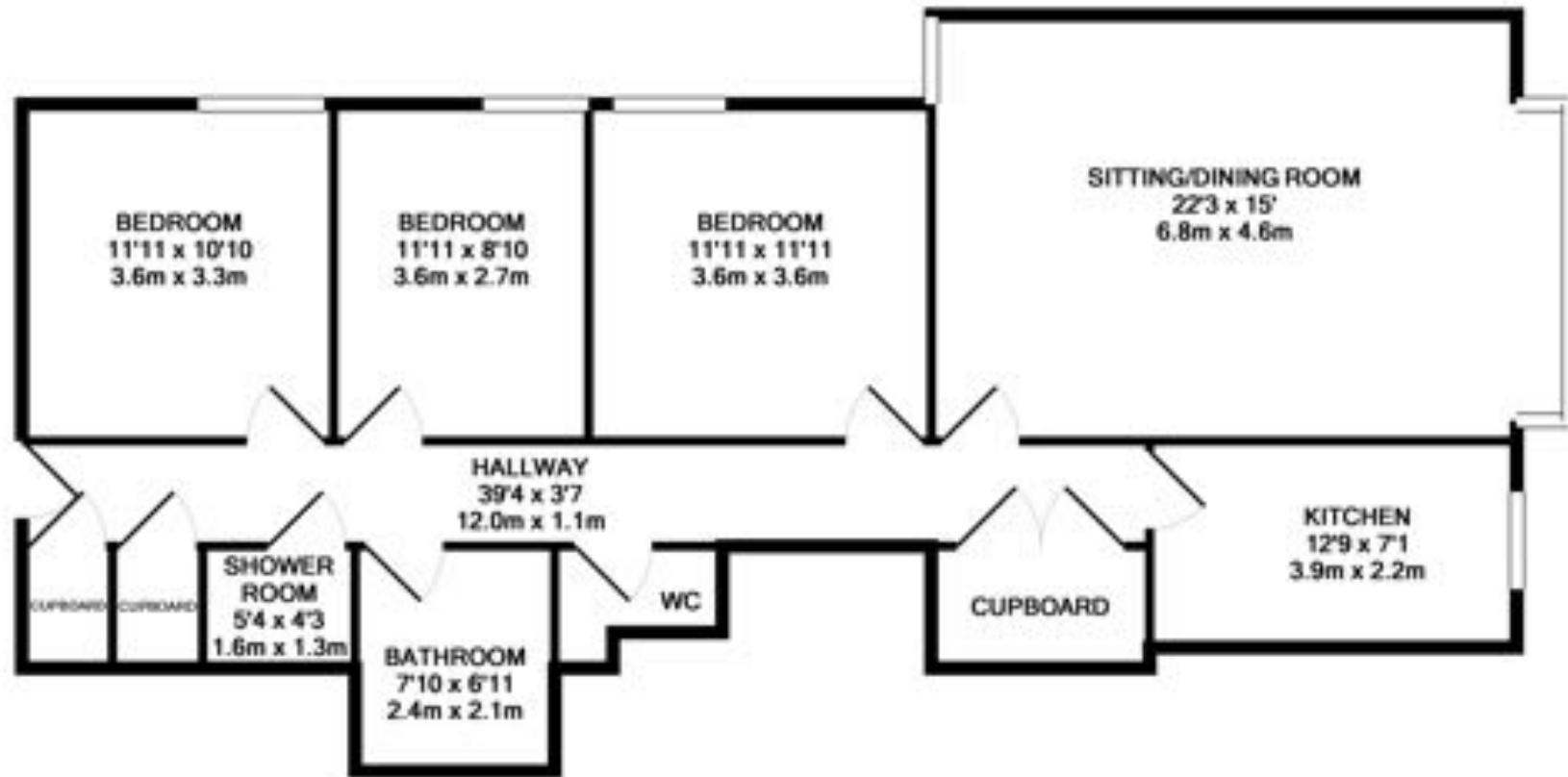
#### **Anti – Money Laundering Legislation**

As required by Anti-Money Laundering Legislation (The Money Laundering Regulations 2003; The Proceeds of Crime Act 2002; Terrorism Act 2000 as amended by the Anti-Terrorism Crime & Security Act 2001) – Estate Agents are required to formally identify prospective purchasers & Vendors and their source of funding.

Therefore the prospective purchasers & Vendors of any property will be required to complete an Identity Verification Certificate upon an offer being accepted by a vendor. Prospective purchasers & Vendors will also be required to supply formal verification of identity by showing one of the following; Passport, Photo I.D Driving Licence or other appropriate means of identification.

Details of funding will also be required especially on prospective purchases, which involve cash exceeding ten thousand pounds sterling.

Young & Gilling Ltd are obliged by law to include the above in legislation now in force and ask prospective purchasers & Vendors to consider our position and not take offence to the actions we are obliged to carry out by law. Verification of our duties can be verified by the National Criminal Intelligence Service or your solicitor.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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